Attachment 1

TABLE 1 Cost of Service ($,000s)

		First Access Arrangement Period				
		2001	2002	2003	2004	2005
1	Return on Capital	40,537	40,361	40,273	40,182	40,047
2	Nominal Depreciation	2,686	2,796	2,097	2,421	2,747
3	Normalisation Depreciation	1,706	1,869	2,052	2,253	2,473
4	O&M Costs (Net of Ringfenced Costs)	15,368	15,094	15,596	15,940	16,293
5	Return on Working Capital Employed	81	79	82	84	86
6	**TOTAL REVENUE REQUIREMENT**	60,378	60,200	60,100	60,881	61,646

TABLE 2 Information Regarding Operations and Maintenance

	First Access Arrangement Period							
Year Ended 31 December ('000)	1998	1999	2000	2001	2002	2003	2004	2005
Salaries and Wages	6,662	6,386	6,642	6,908	7,183	7,471	7,637	7,805
Other Employee Costs	533	607	623	638	654	670	685	700
Consultants	608	695	712	730	748	767	784	801
Operations and Maintenance Expenses	2,400	4,465	4,878	5,158	4,668	4,867	4,975	5,085
Administration Expenses	415	377	387	396	406	417	426	435
Utilities	697	676	693	711	728	747	763	780
Intercompany (Income)/Expenditures	2,934	2,848	2,049	1,981	1,898	1,888	1,930	1,972
Employee Incentive Scheme	379	480	499	519	540	562	574	587
Sub-Total	14,628	16,535	16,484	17,042	16,826	17,389	17,774	18,165
Less :								
Capitalised Overhead	-800	-378	-387	-397	-407	-417	- 426	- 436
Non-Jurisdictional Costs	-1,155	-1,185	-1,230	-1,277	-1,325	-1,376	- 1,406	- 1,437
TOTAL	**12,673**	**14,972**	**14,866**	**15,368**	**15,094**	**15,596**	**15,942**	**16,292**

Attachment 1

TABLE 3 Pipeline Assets: Opening Value, Depreciation and Return ($,000s)

		2001	2002	2003	2004	2005
1	Opening Asset Value	422,965	421,123	420,207	419,257	417,854
2	Nominal Depreciation(1)	2,686	2,796	2,097	2,421	2,747
3	Normalisation Depreciation	1,706	1,869	2,052	2,253	2,473
4	Capital Expenditure	2,550	3,750	3,200	3,271	3,343
5	Asset Value Carried Forward	421,123	420,207	419,257	417,854	415,976
6	Return on Assets @ 9.58%(2)	40,537	40,361	40,273	40,182	40,047

Notes:

(1) Nominal Depreciation combines the nominal straight line depreciation charge and the inflation adjustment of the capital base in each year.
(2) 9.58% is the calculated nominal "vanilla" WACC.

Attachment 1

Table 4

1. Distance Based Allocation Based on Length of Main Line.

	Mainline Length	Mainline Percentage
North	590	71.7%
South	142	17.3%
Adelaide *	91	11.1%
Total	823	100.0%

* Including Wasleys Loop

2. FT Capacity Charges

		Whyalla	Mainline
Capacity :		21	302
Confidential Confidential	Confidential Confidential	Confidential Confidential	Confidential Confidential
Capacity Charge Rate :	Confidential	$ 0.6183	$ 0.4101
less Capacity Charge Rate :		$ 0.4101	
Whyalla Lateral Surcharge :		**$ 0.2082**	

3. FT Commodity Charge Rate : $ 0.0858

4. IT Commodity Charge Rate :

FT Capacity Charge Rate :		$ 0.4101
FT Commodity Charge Rate :		$ 0.0858
Sub-Total		$ 0.4958
IT Commodity Charge Rate :	(Sub-Total x 1.15)	**$ 0.5702**

Attachment 2

ORC Paper

MOOMBA TO ADELAIDE

NATURAL GAS PIPELINE

ANALYSIS
OF
OPTIMISED REPLACEMENT COST

For

Pipeline System and Facilities

Prepared By
EPIC ENERGY

September 1998

Revised 22 January 2002

Moomba-Adelaide Pipeline

Optimized Replacement Cost

The Service Provider has costed the Optimized Replacement Cost (ORC) for the Pipeline System on the following premises:

1. A maximum Capacity of 393 TJ per day. This capacity is supported by separate flow studies and is the contracted capacity under the existing gas haulage agreements;

2. The best available applicable technology in use in the area today has been utilized. That standard is a "fit for purpose" and not “gold plated” or substandard;

3. Each line segment and facility is optimized for the flow at today’s current contracted capacities, using standard sizing;

4. Includes and allowance for costs associated with:

    - A "brownfields" construction rather than "greenfields". That is, the pipeline would be constructed in the existing route but recognizing that the route conditions of today rather than at the time of the original construction would apply;

    - Settling possible native title compensation (see later); and

    - Interest on capital during construction.

5. Does not include any allowance for facilities to provide the Service Provider with greater control over customers' actions.

6. The values derived are stated in 1998 dollars.

Optimum Configuration

In order to determine the ORC, four alternative design options were designed and costed. The details of these pipeline configuration options are provided in the Attachment. In summary they were as follows:

- Option A the direct replacement of the existing 558mm (22 inch) diameter pipeline and configuration $673m

- Option B a 558mm (22 inch) diameter pipeline but operating at a pressure of 15MPa $600m

- Option C a 863mm (34 inch) diameter free flow pipeline $758m

- Option D a 610mm (24 inch) diameter pipeline operating at 10Mpa $626m

The least cost option (Option B) is based on ANSI Class 900 standard. This would give a system Maximum Allowable Operating Pressure (MAOP) of 15 MPa versus the 7.3 MPa which was actually used. This configuration requires the utilization of a 22” pipeline and two

turbine-driven compressor stations. The compressor stations are required to compress the gas from the pressure available from the Moomba Plant to 15 MPa and to keep the required gas flow and pressure required for the Torrens Island Power Station and other gas-fired power generation facilities. As the laterals are fully contracted the existing design of the laterals and meter stations is deemed to be optimal.

System Design and Costing Issues

Redundancy

The optimum configuration includes a level of compression redundancy similar to that which now exists on the Pipeline System. It should be noted that since there are less compressor units in the optimized system, a higher level of redundancy is required to give a similar capacity in a “one unit out" situation. The existing system is equipped with 14 units and loss of one of these units reduces the capacity of the pipeline by approximately 10%. For the optimized design, without the installation of the redundant units there is likely to be a significantly greater (and unacceptable) impact on pipeline capacity should a unit be lost. The approach taken has been to allow an additional compressor unit at the Moomba Compressor Station.

Costing of Smaller Meter Stations

Small meter stations are classed into two groups - farm taps and small industrial commercial. Farm taps are valued at $20,000 regardless of size due to the SCADA and communications requirements. Small industrial/commercial meter stations are valued at $20,000/TJ/day due to the SCADA, communications and redundancy requirements.

Pipeline Costing

The cost of pipelines is $22,000 and $20,000 per diameter inch per kilometre for the mainline/loop line and laterals respectively. For this costing exercise it has been assumed that the laterals are constructed at the same time as the mainline. If the laterals are constructed separately the cost of contractor mobilization and demobilization increases this cost considerably. However, it should be noted that, most of the laterals and the loop line were added at various times after the main pipeline was built. For water crossing pipelines, $100,000 per diameter inch per kilometre has been assumed.

Other Facilities

Maintenance depots include land, buildings, furnishings, computers, test equipment, tools and vehicles. Head office/gas control includes land, building, furnishings, computers, tools and vehicles.

Exchange Rate

Due to the overseas sourcing of pipeline and major components, the costings are significantly impacted by exchange rate variation. The exchange rate used for the purpose of this valuation was A$1.00:US$0.65.

Native Title

The only un-quantifiable amount is the cost of settling native title compensation issues. In the recent past the cost of settling native title issues has ranged from $2,500/km to $100,000/km. This would add from $2,635,000 to $105,400,000 to the replacement value. It

is suggested that a figure of $5,000/km would be appropriate for this Pipeline System. That would add $5,270,000 to the Optimized Replacement Cost.

ORC ATTACHMENT

MAP OPTIMISED REPLACEMENT VALUE

Option Descriptions

Four design/configuration replacement options where considered in the determination of an Optimized Replacement Cost (ORC), for the Pipeline System. Those options are described as follows:

Option A (Existing)

This option is generally replacing "like with like". In this regard the system consists of the following major elements:

1. One (1) mainline - 781.045km of 558.8 mm (22 inch) OD pipe.
2. One (1) loopline - 42 km of 508 mm (20 inch) OD pipe
3. Seven (7) lateral lines - totaling 244.480km of various OD pipes
5. Eight (8) compressor stations
6. One (1) reducing station
7. Three (3) regulator stations
8. Pigging facilities:
    - mainline - 9 locations
    - loopline - 2 locations
    - lateral lines - 6 locations
9. Mainline valve assemblies:
    - mainline - 30
    - loopline - 4
    - lateral lines - 2
10. Meter stations - 23

Option B (High Pressure – 15 MPa)

This option considers the utilization of a "high" pressure pipeline with a Maximum Allowable Operating Pressure of 15 Mpa. This pressure is considered to be the maximum practical operating pressure for pipeline constructed in Australia currently. With this pressure it is considered that the following would provide the optimal configuration. A 22-inch diameter pipeline, 10.55 mm wall thickness X70 ERW grade steel pipe coated with FBE. It assumes 12 class 900 MLVs and 6 pig launcher and receiver sites. The meter stations would be similar to existing except for an additional cost for some items that will have to be rated at class 900.

The optimal configuration requires 2 compressor stations. One at the Moomba receipt point, comprising 3 x 6,000 kW compressor units. This station would have fittings rated at class 600 on the inlet and class 900 on the outlet. The second compressor station would be located near the current compressor station 4, comprising 2 x 2,000 kW units. It has been assumed that 2 x 570 kW units similar to the single unit currently installed at Whyte Yarcowie, are needed to provide the necessary pressure and reliability in the lateral to Port Pirie and Whyalla.

Option C (Free Flow)

This option considers the utilization of a free flow pipeline, i.e. without compression. The Service Provider's flow studies indicate that a 34 inch diameter pipeline with 9 mm wall thickness is required for supply pressure of 6,500 kPa at Moomba, using 12 MLV and 6 pig launcher and receiver sites.

Option D (Mid Pressure – 10 MPa)

The fourth option that was considered was a "mid-pressure" system. This system assumed a Class 600 system with a Maximum Allowable Operating Pressure of 10,000 kPa. This option comprised a 24 inch diameter 5.6 mm wall X70 ERW pipe coated with FBE, using 12 MLVs and 6 pig launcher and receiver sites. In this configuration, two compressor stations are required with 3 x 3,000 kW units at each site.

ORC ATTACHMENT

COMMON COMPONENTS OF AN OPTIMISED REPLACEMENT FOR THE MOOMBA TO ADELAIDE NATURAL GAS PIPELINE SYSTEM

1. Laterals for Options A, C and D

Laterals – 600#	Length	Diameter	Unit Cost	Cost
	Km	inch	$/inch.km	$
Peterborough	1.931	3	20,000	115,860
Port Pirie	77.971	6	20,000	9,356,520
Whyalla	76.2	8	20,000	
				12,192,000
Gulf Crossing	11.57	8	100,000	9,256,000
Gulf Crossing	11.57	4	100,000	4,628,000
Port Bonython	5.47	4	20,000	437,600
Burra	15.022	3	20,000	901,320
Mintaro	.315	8	20,000	50,400
Angaston	38.724	8	20,000	6,195,840
Nuriootpa	1.605	4	20,000	128,400
Tarac	0.35	3	20,000	21,000
Dry Creek	1.262	12	20,000	302,880
Taperoo	1.2	12	100,000	1,440,000
Osborne	1.3	10	100,000	1,300,000
TOTAL	244.480			
				$46,325,820

Note - For Option B, which is 900 # system the cost is **$55,590,984**

2. SCADA & Communications

SCADA/Communications	**$7,000,000**

3. Operations & Maintenance Services

Maintenance Depots		6,000,000
Spares		3,500,000
Head Office/Gas Control		3,000,000
	Total	**$12,500,000**

4. Remote Shut Off (For future control purposes – not included in initial ORC)

Remote Shut Off at 24 outlets and one inlet station	Unit Cost $/site	Cost
	50,000	**$1,250,000**

5. Gas Quality Monitoring (for measuring out of specification gas at the pipeline inlet at a location north of Adelaide for another warning and at the major gas delivery point) (For future control purposes – not included in initial ORC)

Additional gas quality monitoring at 3 locations	Unit Cost $/site	Cost
	$200,000	**$600,000**

6. Meter Stations / Regulation Stations

Meter Stations	Maximum Capacity	Unit Cost	Cost
	TJ/day	$/TJ/day	$
BORAL		**SEE NOTE (1)**	
Angaston	13.3		
Angaston Riverland	12		
Angaston Township	0.92		
Burra	1.64		
Elizabeth	69.6		
Freeling	0.92		
Gepps Cross	129		
Nuriootpa	5.45		
Pacific Salt	3.7		
Penfield Roses	0.32		
Peterborough	1.01		
Port Bonython	10.1		
Port Pirie	6.57		
Sheoak Log	0.1		
Sloan Sands	0.23		
Taperoo	76		
Virginia	0.92		
Wasleys Metro Farms	0.24		

Whyalla BHP	29
Whyalla Township	1.29
TOTAL	362.31

TERRA GAS TRADER		**SEE NOTE (1)**
Dry Creek	77	
Mintaro	32.3	
Osborne	40	
Torrens Island	303	
TOTAL	412.3	
	GRAND TOTAL	**$16,400,400**

Note 1:This information is confidential.

6. Interest on Capital During Construction Phase

Based on capital costs in ORC ATTACHMENT table

- Initial design and other costs funded by debt
- Debt funded at 7.2%:

–

Equal drawdowns over 24 months construction period.

Using a debt to equity split of 60:40, the following amounts have been determined for each of the ORC Options:

CAPEX*		**60:40 D/E**	
Option	**Amount**	**13.08% Equity**	**16.84% Equity**
A	$613 million	$54.3 million	$62.4 million
B	$545 million	$48.3 million	$55.5 million
C	$690 million	$61.2 million	$70.2 million
D	$569 million	$50.5 million	$57.9 million

* Refer SUB-TOTAL in ORC ATTACHMENT table, less Linepack

(Refer worked example in Attachment 6)

ORC ATTACHMENT

Highlighted area denotes change from April 99 doc																
ITEM / DESCIPTION	Option A				Option B				Option C				Option D			
	Unit	Pipeline Diameter	Unit Cost	Cost	Unit	Pipeline Diameter	Unit Cost	Cost	Unit	Pipeline Diameter	Unit Cost	Cost	Unit	Pipeline Diameter	Unit Cost	Cost
PIPELINE	km	inch	$/inch.km	$	km	inch	$/inch.km	$	km	inch	$/inch.km	$	km	inch	$/inch.km	$
Main Line	781	22	22,000	378,004,000	781	22	22,000	378,004,000	781	34	22,000	584,188,000	781	24	22,000	412,368,000
Loop Line	42	20	22,000	18,480,000	42	20	22,000	18,480,000	42	20	22,000	18,480,000	42	20	22,000	18,480,000
Laterals – see item 1 above	244.48			46,325,820	244.48			55,590,984	244.48			46,325,820	244.48			46,325,820
Allowance Native Title Compensation				5,270,000				5,270,000				5,270,000				5,270,000
COMPRESSORS	K W		$/kW	$	K W		$/kW	$	K W		$/kW	$	K W		$/kW	$
Compressor Station # 1	6,000		3,000	18,000,000	18,000		2,000	36,000,000	0			0	9,000		2,500	22,500,000
Compressor Station # 2	6,000		3,000	18,000,000					0			0	9,000		2,500	22,500,000
Compressor Station # 3	6,000		3,000	18,000,000					0			0				
Compressor Station # 4	6,000		3,000	18,000,000	4000		2500	10,000,000	0			0				
Compressor Station # 5	6,000		3,000	18,000,000					0			0				
Compressor Station # 6	6,000		3,000	18,000,000					0			0				
Compressor Station # 7	6,000		3,000	18,000,000					0			0				
Whyte Yarcowie Compressor Station	570		5,000	2,850,000	1140		5,000	5,700,000	0			0	1140		5,000	5,700,000
METER STATIONS																
Meter & Regulation Stations – see item 6 above				16,400,400				16,400,000				16,400,400				16,400,400
SCADA, COMMUNICATIONS																
SCADA & Communications – see item 2 above				7,000,000				7,000,000				7,000,000				7,000,000
LINE PACK	GJ		$/GJ	Cost	GJ		$/GJ	Cost	GJ		$/GJ	Cost	GJ		$/GJ	Cost
	502,710		2.75	1,382,453	1,000,020		2.75	2,750,055	777,000		2.75	2,136,750	800,000		2.75	2,200,000
OPERATIONS & MAINTENANCE																
Maintenance Depot – see item 4 above				6,000,000				6,000,000				6,000,000				6,000,000
Spares– see item 4 above				3,500,000				3,500,000				3,500,000				3,500,000
Head Office / Gas Control– see item 4 above				3,500,000				3,500,000				3,500,000				3,500,000
SUB-TOTAL				**$ 614,712,672.50**				**$ 548,195,039.00**				**$ 692,800,970.00**				**$ 571,744,220.00**
Interest on Capital (see item 7 above)				**$ 58,300,000.00**				**$ 51,900,000.00**				**$ 65,700,000.00**				**$ 54,200,000.00**
(average of the amounts)																
SUB-TOT (FOR DEPRECIATION PURPOSES)				**$ 673,012,672.50**				**$ 600,095,039.00**				**$ 758,500,970.00**				**$ 625,944,220.00**
GAS QUALITY																
Gas Quality Monitoring – see item 5 above				600,000				**$ 600,000.00**				600,000				600,000
REMOTE CONTROL																
Remote Valves – see item 4 above				1,250,000				**$ 1,250,000.00**				1,250,000				1,250,000
GRAND TOTAL				**$ 674,862,672.50**				**$ 601,945,039.00**				**$ 760,350,970.00**				**$ 627,794,220.00**
				$ 675	**Million**			**$ 602**	**Million**			**$ 760**	**Million**			**$ 628** **Million**

Attachment 3

Rate of Return Parameters

	Low	Used in determining Total Revenue	High
Real risk free rate	3.32%	3.32%	3.32%
Nominal risk free rate	5.61%	5.61%	5.61%
Expected inflation rate (derived)[(1)]	2.21%	2.21%	2.21%
Market risk premium	6.0%	6.0%	7.0%
Debt margin	1.2%	1.2%	1.5%
Debt to total funding ratio (D/V)	60.0%	60.0%	60.0%
Corporate tax rate	30.0%	30.0%	30.0%
Effective tax rate (t_e) (derived)[(2)]	10.07%	9.92%	10.15%
Usage of imputation credits (γ)	50.0%	50.0%	25.0%
Asset beta (β_a)	0.55	0.58	0.70
Debt beta (β_d)	0.12	0.06	0.06
Equity beta (β_e) (derived)[(3)]	1.19	1.36	1.66
Return on debt	6.81%	6.81%	7.11%
Return on equity	12.76%	13.75%	17.19%
Nominal "vanilla" WACC	9.19%	9.58%	11.14%

Notes:

(1) Derived from the real risk free rate and the nominal risk free rate using the Fisher equation.
(2) Derived from analysis of cash flows.
(3) Derived using the Monkhouse formula:

$$\beta_e = \beta_a + (\beta_a - \beta_d)(1 - \frac{r_d}{1+r_d}(1-\gamma)t_e)(\frac{\frac{D}{V}}{1-\frac{D}{V}})$$

Attachment 4

Main Natural Gas Transmission Pipelines in Australia 1996
(including those approved or under construction as at 30 June 1996)

Route	Year Commissioned	Length	External Diameter	Maximum Continuous Capacity
		km	Mm	PJ pa
New South Wales				
Moomba (SA) to Wilton (NSW)	1976	1300	864	152
Young to Wagga Wagga	1981	130	324	32
Junee to Narrandera/Leeton/Griffith	1993	177	160	5
Dalton to Canberra/Queanbeyan	1981	58	273	22
Young to Lithgow & Oberon	1987	270	168	5
Wilton to Sydney	1976	51	864	na
Sydney to Northcoast/Newcastle	1982	214	508	na
Sydney to Wollongong	1979	33	508	na
Victoria				
Longford to Melbourne (Dandenong)[1]	1969	173	762	na
Pakenham to Wollert	1984	91	762	na
Wollert to Wodonga	1977	269	324	na
Brooklyn to Corio (Geelong)	1973	52	355	na
Brooklyn to Ballarat/Bendigo	1973	197	324/220/170	na
Wandong to Bendigo	1984	136	324	na
Euroa to Sheparton/Kyabram/Echuca	1975-1991	80	200/150	na
North Paaratte to Portland/Hamilton	1986-1995	193	150	na
Queensland				
Roma to Brisbane	1969	440	237/400[2]	28
Roma to Gladstone	1989	530	324	27
Gladstone to Rockhampton	1991	96	219	6
Ballera (Qld) to Moomba (SA)	1994	180	406	na
Gilmore to Blackall/Barcaldine	1995	240	168	4
Ballera to Wallumbilla	1996[3]	756	406	110[4]
Western Australia				
Dongara to Perth/Pinjarra	1971	415	355	38
Dampier to Perth/Kwinana	1984	1398	660	161

[1] Duplicated between Longford and Morwell and between Longwarry and Pakenham
[2] Partially duplicated
[3] Expected completion date
[4] Initially capacity will be 45PJ pa

Route	Year Commissioned	Length	External Diameter	Maximum Continuous Capacity
Dampier to Cape Lambert	1984	57	273	35
Mungarra to Geraldton	1985	58	168	5
Kwinana to Wagerup/Bunbury	1985	125	508/219	68/9
Gascoyne Junction to Carnarvon	1988	171	168	4
Onslow (Tubridji) to Dampier/Perth main	1991	87	150	40
Varanus Island to Dampier/Perth main	1993	100	324	73
Griffin/Onslow to Dampier/Perth main	1993	100	324	73
Karratha to Port Hedland	1995	213	457	na
Dampier/Perth main to Kalgoorlie	1996	1380	450/350	35
South Australia				
Moomba to Adelaide	1969	781	559	95[5]
Whyte Yarcowie to Port Pirie	1976	78	168	7[9]
Port Pirie to Whyalla	1989	88	219	7[9]
Wasleys to Angaston/Berri/Murray Bridge	1969-1994	270	219/114	6/1.5[9]
Wasleys to Adelaide (loop)	1986	42	508	95[9]
Katnook to Snuggery/Mt Gambier	1991	67	168	4[9]
Northern Territory				
Palm Valley to Alice Springs	1983	146	219	11
Palm Valley to Mataranka/Darwin	1987	1577	356/324	20/15
Daly Water to McArthur River Mine	1995	330	150	NA

•

[5] Partially duplicated. Maximum nominal annual throughput assuming current load factors.

Attachment 6

Example Calculation of Interest on Capital

A range of outcomes can be determined, depending upon the debt/equity split, debt and equity rates of return, etc. The example is based upon a 60:40 debt/equity split and 16.84% return on Equity

MAP ORC Calculations									
Capitalised Interest									
Pipeline Cost	545,000,000	see Note 7 of ORC ATTACHMENT							
Debt Ratio	60%								
Borrowings	327,000,000								
Debt Calculation									
	Period	Period	Period	Period	Period	Period	Period	Period	Total
	1	2	3	4	5	6	7	8	
Rate Matrix									
Interest Rate	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	
Margin	1.20%	1.20%	1.20%	1.20%	1.20%	1.20%	1.20%	1.20%	
Interest Cost	7.20%	7.20%	7.20%	7.20%	7.20%	7.20%	7.20%	7.20%	
Upfront Costs	0.85%								
Quarterly Drawdowns	1	(1 - Arrears,2 - Advance)							
Borrowings Profile									
Opening Balance		40,875,000	81,750,000	122,625,000	163,500,000	204,375,000	245,250,000	286,125,000	
Period Borrowing	40,875,000	40,875,000	40,875,000	40,875,000	40,875,000	40,875,000	40,875,000	40,875,000	
Closing Balance	40,875,000	81,750,000	122,625,000	163,500,000	204,375,000	245,250,000	286,125,000	327,000,000	
Capitalised Debt Costs	**Period**	**Period**	**Period**	**Period**	**Period**	**Period**	**Period**	**Period**	**Total**
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	
Upfront Costs	2,779,500								2,779,500
Interest	0	735,750	1,471,500	2,207,250	2,943,000	3,678,750	4,414,500	5,150,250	20,601,000
Total Costs	2,779,500	735,750	1,471,500	2,207,250	2,943,000	3,678,750	4,414,500	5,150,250	23,380,500
Equity Calculation									
Amount Funded	218,000,000								
Rate	16.84%	16.84%	16.84%	16.84%	16.84%	16.84%	16.84%	16.84%	
Funding Profile									
Opening Balance		27,250,000	54,500,000	81,750,000	109,000,000	136,250,000	163,500,000	190,750,000	
Period Borrowing	27,250,000	27,250,000	27,250,000	27,250,000	27,250,000	27,250,000	27,250,000	27,250,000	
Closing Balance	27,250,000	54,500,000	81,750,000	109,000,000	136,250,000	163,500,000	190,750,000	218,000,000	
Capitalised Equity Costs	**Period**	**Period**	**Period**	**Period**	**Period**	**Period**	**Period**	**Period**	**Total**
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	
Upfront Costs									0
Interest	0	1,147,225	2,294,450	3,441,675	4,588,900	5,736,125	6,883,350	8,030,575	32,122,300
Total Costs	0	1,147,225	2,294,450	3,441,675	4,588,900	5,736,125	6,883,350	8,030,575	32,122,300
Total Interest on Capital Costs	**Period**	**Period**	**Period**	**Period**	**Period**	**Period**	**Period**	**Period**	**Total**
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	
Upfront Costs	2,779,500								2,779,500
Interest	0	1,882,975	3,765,950	5,648,925	7,531,900	9,414,875	11,297,850	13,180,825	52,723,300
Total Costs	2,779,500	1,882,975	3,765,950	5,648,925	7,531,900	9,414,875	11,297,850	13,180,825	55,502,800
Assumptions									
1. Upfront costs inlcude the costs of arranging the finance, legal documentation and stamp duty associated with the loan									
2. Drawdowns are expected to be made quarterly in arrears. One would expect a billing cycle of 30 days from Contractors and payments made within 45 days.									
3 Assumes that the Pipeline is ready for service in the quarter after Period 8 and expensing of interest/amortising of loan fees will occur from then on.									